

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, October 18, 2011 at 6:30 p.m.

PRESENT: Katie Reiling, Edward Dunn, Doug Millaway, Rick Fischbach, Jeff Meyer

ABSENT: None

The meeting was called to order at 6:34 p.m.

MINUTES OF SEPTEMBER 20, 2011

Motion was made by Katie Reiling to approve the minutes as written, second by Ed Dunn, all in favor and carried.

PRELIMINARY PLAT FOR SERENITY OF AVON

Motion was made by Katie Reiling, second by Rick Fischbach to open the public hearing regarding the public hearing on the preliminary plat for Serenity at Avon.

Sam Deleo and Tim and Donna Backes were present to explain the changes that have taken place. On Outlot A on the southwest side, there was a change in the storm sewer pipe. They didn't want a 20' easement in this area. Sam Deleo will also make the outlot a little larger so that they are able to use that outlot for snow removal. Serenity Lane will be a public road. It was not originally platted as a public road. The reason for replatting this development is to make sure there are ample utilities to serve all of these lots and make the lots a little larger to accommodate the larger homes that Serenity Homes would like to build. The lot widths are made to accommodate a 3-stall garage. Serenity Homes will end up staggering the garage doors. Serenity Homes would still like to stay with 10' side yard setbacks. Impervious surface is set for 35% in this entire area. There is also 100 acres of outlot that was not considered in the impervious surface coverage so there shouldn't be any problem with the lots meeting the 35% impervious coverage.

Make sure it is understood by all property owners that homes can not go beyond the drainage easement as this area is a wetland buffer. The city has signs and Sam Deleo will mark where the signs will need to be placed to mark the wetland buffer/drainage easement. Serenity at Avon is platted as a PUD. This will be an association in the future. The City of Avon will be the full association until a certain percentage of the property is sold and then it can be taken over by a homeowners' association. The city can give up association rights once the property owners agree to take over the association, but we will then lose all control.

There is "green" space in Serenity Court, which is a right of way. There is no set plan on what will happen with this area. They would like to do some landscaping and beautification. It is not big enough for a park and not the safest place for a playground/park. Serenity Homes might do a gazebo or some picnic tables, etc. The association will have to keep that area up. The turn-around (Weis Court) should

accommodate emergency vehicles as there is no problem with the size and the road is already in place. There were 31 lots in the prior plat and now it has been cut down to 25 buildable lots with this new configuration.

Motion was made by Ed Dunn to recommend approval of the Preliminary Plat of Serenity at Avon (Avon Estates), second by Rick Fischbach, all in favor and carried.

Motion by Katie Reiling and second by Rick Fischbach to close the public hearing at 7:16 p.m.

REVIEW OF MARTINI FILE

If they are in compliance with the MPCA right now, we shouldn't have to make any changes. The Conditional Use Permit does not state anything about a fence in the rear of the property. The Conditional Use Permit only talks about a fence on the road side to obstruct the cars that are parked at Martinis. The Planning Commission members agreed that the people that made the complaint should talk with Martinis and see if it can be worked out between them.

The Planning Commission does regular yearly on-site visits to Martinis. The Conditional Use Permit was reviewed by the Planning Commission and they found that Martini Motors is in compliance.

Motion was made by Jeff Meyer to adjourn the meeting at 7:30 p.m., second by Doug Millaway, all in favor and carried.

Respectfully submitted,
Amy Pogatchnik